



SYMONDS + GREENHAM

Estate and Letting Agents



181 Danube Road, Hull, HU5 5UX

£100,000

PERFECT PROJECT FOR FIRST-TIME BUYERS OR INVESTORS IN POPULAR HU5 LOCATION - TWO BEDROOMS WITH LOUNGE/DINER - FRONT AND REAR GARDENS, IDEAL FOR OUTDOOR ENJOYMENT

Nestled on Danube Road in the vibrant city of Hull, this charming two-bedroom property presents an exceptional opportunity for both first-time buyers and savvy investors. With one reception room, this property offers a spacious lounge and dining area, perfect for entertaining guests or enjoying quiet evenings at home.

The house, while requiring some tender loving care, is a blank canvas ready for someone to infuse their personal style and creativity. This is an ideal chance to transform the space into a warm and inviting home that reflects your unique taste.

The property boasts both front and rear gardens, providing outdoor space for relaxation, gardening, or simply enjoying the fresh air. The popular HU5 location ensures that you are within easy reach of local shops and amenities, making daily life convenient and enjoyable.

Whether you are looking to invest in a property with great potential or seeking your first home, this house on Danube Road is a promising choice. With a little imagination and effort, it can become a delightful residence in a sought-after area. Don't miss out on this fantastic opportunity to make it your own.

LOUNGE/DINING ROOM

20'3 x 11'1 (6.17m x 3.38m)

With feature fireplace

KITCHEN

9'5 x 6'4 max (2.87m x 1.93m max)

With a range of base to eye level units, work top surfaces, sink and draining unit, space for fridge freezer, tiled to splash back areas

BEDROOM ONE

14'0 x 10'56 max (4.27m x 3.05m max)

With fitted wardrobes

BEDROOM TWO

9'5 x 8'4 max (2.87m x 2.54m max)

BATHROOM

7'6 x 4'10 max (2.29m x 1.47m max)

Featuring a panelled bath with overhead shower attachment, low level w/c and pedestal hand basin, tiled floor to ceiling

OUTSIDE

Front and rear gardens are laid to lawn

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

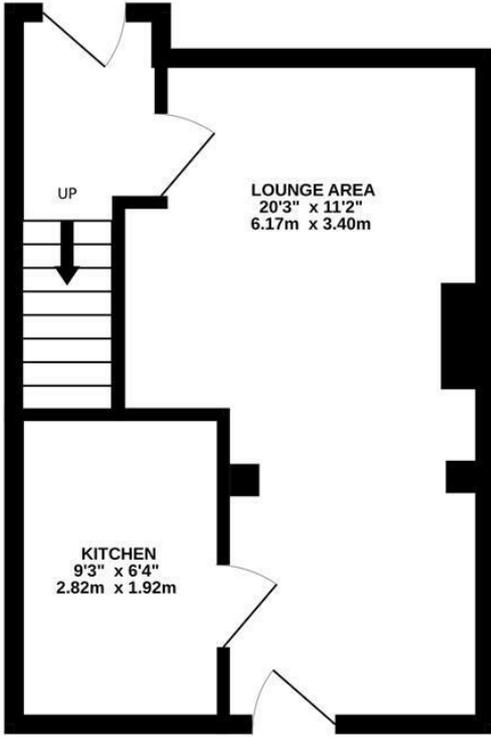
TENURE

Symonds + Greenham have been informed that this property is Freehold

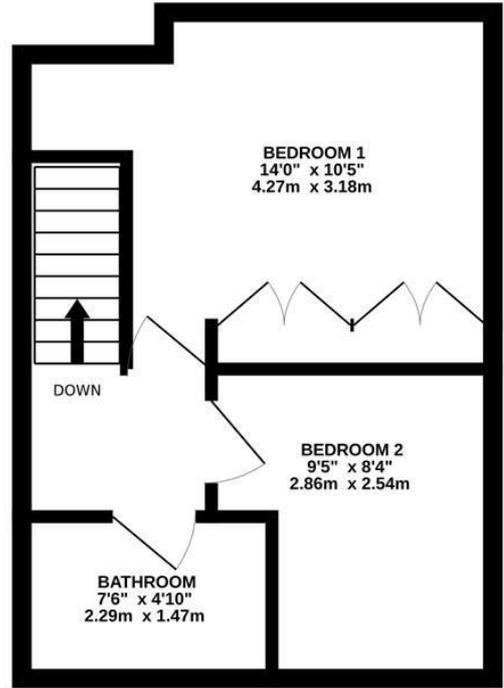
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	86
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	86
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
59	
England & Wales	EU Directive 2002/91/EC

